

# FOR SALE



1323

Government  
Street

## High Street Retail Opportunity For Owner-Occupier or Investor

- ✓ Owner-occupier opportunity
- ✓ Retail space plus 1 residential suite/office
- ✓ Live/work potential
- ✓ Over 6,500 Sq. Ft. of area
- ✓ Zoning allows for a wide variety of uses
- ✓ Excellent Downtown location among numerous high quality retailers



# The Opportunity

The Investment Properties Group is pleased to present the opportunity for an owner-user or investor to acquire a retail building in one of the most sought after retail areas in Downtown Victoria. This heritage registered building has three distinct floor levels allowing a tenant or owner the flexibility in using all or part of the space for retail and or storage. Loading is accessible from the front double doors and or from the rear of the building via an alley off Johnson Street. The retail area and the one bedroom suite on the upper level have recently been renovated and improved with new flooring, lighting and wall finishes.

## About the Building

<b>Civic Address</b>	1323 Government Street, Victoria, BC
<b>PID</b>	000-227-111
<b>Legal Address</b>	Lot A Plan VIP33100 District Lot 159 Land District 57
<b>Land Size</b>	2,598 Sq. Ft.
<b>Building Size</b>	6,537 Sq. Ft.
<b>Year Built</b>	1909 (Heritage Registered Building)
<b>Construction</b>	Brick and beam
<b>Heating</b>	Electric baseboard & ductless AC
<b>Electric Service</b>	400 amp
<b>PRICE</b>	<b>\$2,950,000</b>
<b>PRICE/ SF</b>	<b>\$452</b>

## The Zoning

### Old Town District-1

Uses permitted but not limited to:

Assembly	Hotel
Assisted living facility	Office
Brew pub	Personal Service
Care facility	Residential
Civic facility	Residential lock-off unit
Cultural facility	Retail liquor sale
Drinking Establishment	Retail trade
Equipment rental	Small-scale commercial
Financial service	urban agriculture
Food and beverage service	Studio
Home occupation	Utility



Storefront



Main Floor



Main Floor

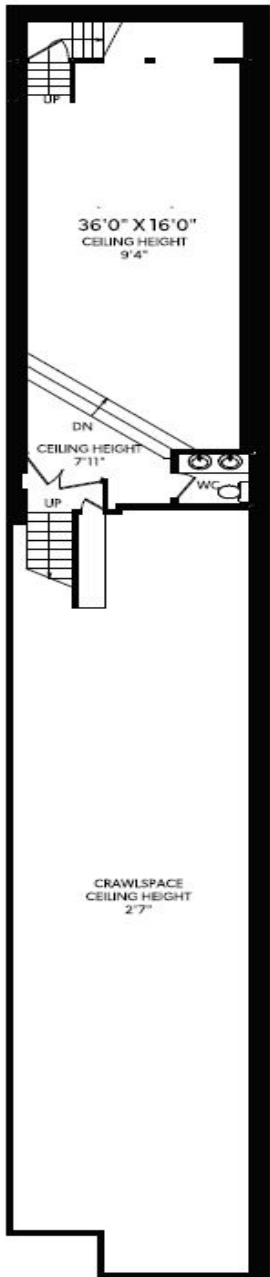


Upper Floor

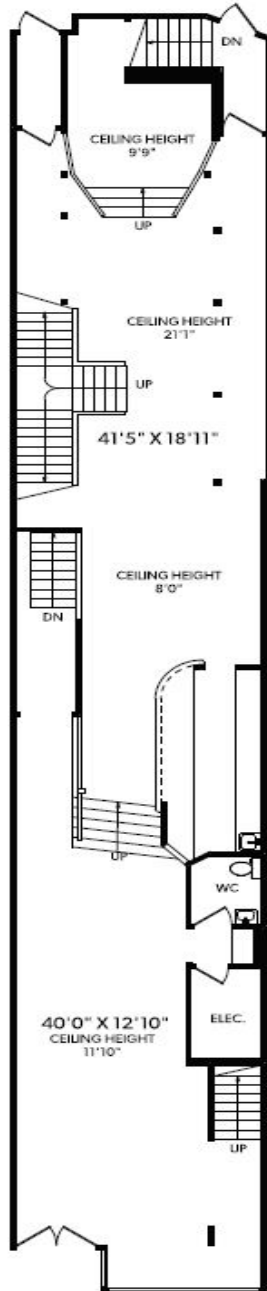


# The Floor Plan

Lower



Main



Upper



Top



Lower: 927 Sq. Ft.  
Main: 2,300 Sq. Ft.  
Upper: 2,077 Sq. Ft.  
Top: 1,233 Sq. Ft.  
**TOTAL: 6,537 Sq. Ft.**



INVESTMENT PROPERTIES GROUP  
VICTORIA

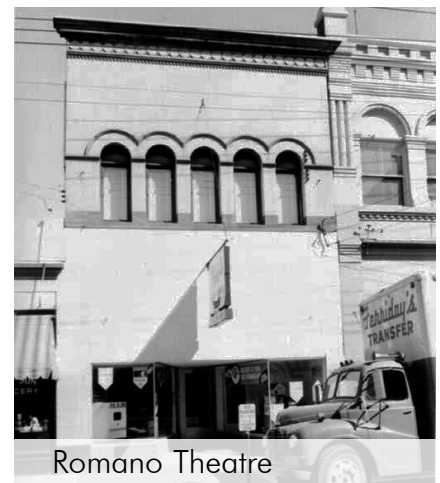
**CBRE**





## The Location

This heritage registered building is located within the Downtown Core's retail hub, in the Old Town District. Originally built in 1909, it was occupied by Lorenzo Quagliotti who opened the Romano Theatre, a motion picture theatre. After operating for over 25 years, the building changed hands and was occupied by a plumbing and heating company, jeweler, and a dinner theatre and restaurant. From the 1990's to present the building was occupied by major retailers, the Christmas Village and Bois and Cuir.



Romano Theatre

## CONTACT US

**Chris Rust**  
Personal Real Estate Corporation  
Senior Vice President  
Brokerage Services  
250 386 0005  
chris.rust@cbre.com

**Ross Marshall**  
Personal Real Estate Corporation  
Senior Vice President  
Brokerage Services  
250 386 0004  
ross.marshall@cbre.com

www.cbrevictoria.com | CBRE Limited  
1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

INVESTMENT PROPERTIES GROUP  
VICTORIA

**CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, completeness and timeliness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The recipient of the information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com, DMTI Spatial, Envision Analytics, Microsoft Bing, Google Earth.